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sales & lettings



Upperton Road, West End,
Leicester, LE3 0HF

£450,000

Property Features

- Character Dwelling
- Period Features
- Four / Five Bedroom Detached
- Study
- Ground Floor Ensuite Shower Room
- Kitchen / Diner
- Master Ensuite
- Private Mature Gardens
- Garage
- Internal Inspection Comes Recommended



Full Description

An opportunity to acquire this character dwelling retaining many original features and set in the heart of the West End of Leicester. The accommodation comprises a four / five bedroom detached with lounge, study, kitchen / diner, ground floor bedroom with shower ensuite, utility room and further ground floor W.C, stairs rising to three / four bedrooms and family bathroom, master ensuite bathroom, exquisite private mature gardens, off road parking driveway and garage, internal inspection comes highly recommended.

ENTRANCE HALL

Main entrance hallway with door to the front elevation.



LOUNGE

18' 10" x 13' 0" (5.74m x 3.96m)

Light and spacious reception with carpeted flooring with Upvc double glazed bay window to the front elevation, sliding patio doors to the rear elevation leading to garden, radiator.



KITCHEN/DINER

19' 0" x 11' 0" (5.79m x 3.35m)

Open plan kitchen and diner with a range of wall and base level units, roll edge work surfaces, sink and drainer, integral oven with hob, Upvc double glazed box window to the rear elevation, Upvc double glazed window to the front elevation, radiator.

STUDY

12' 0" x 6' 10" (3.66m x 2.08m)

Upvc double glazed bay window to the front elevation, carpeted flooring, radiator.

GROUND FLOOR BEDROOM

9' 0" x 9' 0" (2.74m x 2.74m)

as Bedroom 5 with Upvc double glazed window to the rear elevation, carpeted flooring, radiator.

ENSUITE SHOWER ROOM

Comprises a shower cubicle, low level flush W.C, wash basin, tiling in part, opaque Upvc double glazed window to the side elevation.



GROUND FLOOR W.C

Comprising a low level flush W.C and wash basin.

UTILITY ROOM

6' 0" x 5' 0" (1.83m x 1.52m)

With plumbing and space for washing machine & tumble drier, opaque window to the side elevation.

LANDING

Feature galleried landing with bay window to the rear elevation, carpeted flooring.

MASTER BEDROOM

16' 0" x 12' 0" (4.88m x 3.66m)

Master bedroom with carpeted flooring, radiator, feature fire place with surround and hearth, Upvc double glazed windows to the front and rear elevation.

MASTER ENSUITE BATHROOM

10' 0" x 4' 0" (3.05m x 1.22m)

Comprises a three piece suite, bath with shower over, low level flush W.C, wash basin, tiling in part, opaque Upvc double glazed window to the rear elevation, radiator.

BEDROOM TWO

15' 0" x 11' 0" (4.57m x 3.35m)

Carpeted flooring, radiator, Upvc double glazed window to the front elevation.

BEDROOM THREE

12' 11" x 10' 0" (3.94m x 3.05m)

Carpeted flooring, radiator, Upvc double glazed window to the front elevation.

BEDROOM FOUR

14' 0" x 7' 0" (4.27m x 2.13m)

Located directly off Bedroom Two with carpeted flooring, radiator, Upvc double glazed window to the front and rear elevation.

BATHROOM

7' 0" x 6' 11" (2.13m x 2.11m)

Comprises a three piece suite, bath with shower over, low level flush W.C, wash basin, tiling in part, opaque Upvc double glazed window to the rear elevation, radiator.

OUTSIDE

Set on an impressive plot with private well stocked garden, lawn, a range of mature trees and plants, hedged borders, side access leads to front garden and driveway with wrought iron gated access, garage.

GARAGE

Detached garage with up and over doors.



EPC Rating

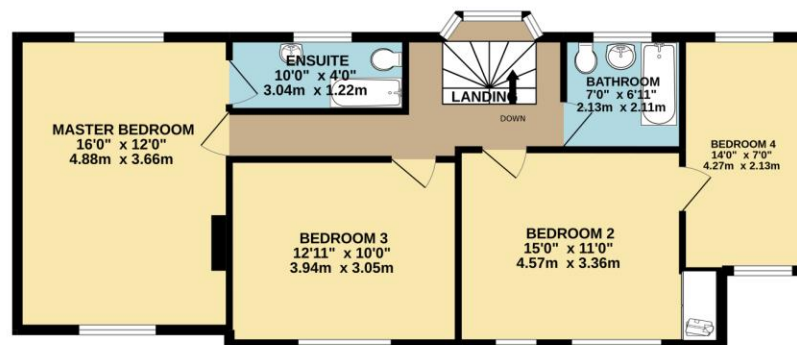
EPC TO FOLLOW.....



Floorplan

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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